

STATE OF MISSISSIPPI

COUNTY OF DESOTO

SUBSTITUTE TRUSTEE'S DEED

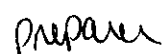
This indenture made and entered into on this the 13<sup>th</sup> day of August, 2008, by and between Christe' Harris-Leech, Substitute Trustee, and First Financial Bank.

WITNESSETH:

That in default of the payment of certain indebtedness due by David Brooks Sanders and Carol Sanders, and secured by deed of trust dated September 1, 2000, and recorded on September 18, 2000, in the Deed of Trust Book 1248 at page 43 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and the undersigned, as Substitute Trustee aforesaid, being appointed Substitute Trustee by instrument dated June 13, 2008, and recorded on June 25, 2008, in Book 2917 at page 128 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

That in default of the payment of certain indebtedness due by David Brooks Sanders and Carol Sanders, and secured by deed of trust dated March 29, 2004, and recorded on April 7, 2004, in Deed of Trust Book 1961 at page 496 in the Office of the Chancery Clerk of DeSoto County, Mississippi, and the undersigned, as Substitute Trustee aforesaid, being appointed Substitute Trustee by instrument dated June 13, 2008, and recorded on June 25, 2008 in Book 2917 at page 18 in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

In pursuance of the provisions of said deeds of trust, did on the 22<sup>nd</sup> day of July, 2008, proceed to advertise said property for sale as directed in said deeds of trust by posting a Notice of Sale at the DeSoto County Courthouse in Hernando, Mississippi, and



publishing same in The DeSoto Times, a newspaper of general circulation in DeSoto County, Mississippi, for four consecutive times, fixing the East Door of the Desoto County Courthouse in Hernando, DeSoto County, Mississippi, as the place and the 13<sup>th</sup> day of August, 2008, as the date of making said sale, and thereupon on the 13<sup>th</sup> day of August, 2008, at the place aforesaid, within legal hours, I as Substitute Trustee aforesaid, did offer for sale for cash the following property embraced in said deeds of trust:

Tract I

Lots 440 and 441, Section C. Bridgetown Subdivision, situated in Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 13, Pages 42-49, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subject to any and all easements, restrictions, covenants and mineral reservations of record.

Subject to any delinquent property taxes owed to DeSoto County, Mississippi.

And thereupon First Financial Bank bid the same for the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)**, which being the highest and best bid made therefore, the same was struck off to First Financial Bank and First Financial Bank declared the purchaser thereof.

THEREFORE, in consideration of the premises and the payment of the sum of **One Hundred Thirty-Five Thousand and 00/100 Dollars (\$135,000.00)**, the receipt of which is hereby acknowledged, I hereby convey to First Financial Bank the said property so sold as aforesaid and agree to defend the title to same as far as I am authorized under the deed of trust but no further.

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WITNESS MY SIGNATURE, this the 14<sup>th</sup> day of August, 2008.

Christe Harris-Leech  
CHRISTE' HARRIS-LEECH,  
SUBSTITUTE TRUSTEE

STATE OF MISSISSIPPI

COUNTY OF LEE

Personally appeared before me, the undersigned authority in and for the aforesaid state and county, the within named *Christe' Harris-Leech, Substitute Trustee for First Financial Bank*, who acknowledged that she signed and delivered the above and foregoing Substitute Trustee's Deed on the day and year therein mentioned as her own voluntary act and deed, being fully authorized to do for and on behalf of said bank pursuant to Book 2917 at page 128, dated June 13, 2008, and recorded on June 25, 2008, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

GIVEN UNDER MY HAND AND SEAL, this the 15<sup>th</sup> day of August,



Marla L. Tigner  
NOTARY PUBLIC

Substitute Trustee:  
Christe' Harris-Leech  
P.O. Box 71  
Tupelo, MS 38802-0071  
662-213-4326

Purchaser:  
First Financial Bank  
700 Robinson Street  
Senatobia, MS 38668  
662-562-7290

INDEXING INSTRUCTIONS:

*Section 23, Township 2 South, Range 7 West, DeSoto County, Mississippi*

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF CHRISTE' HARRIS-LEECH, PLLC  
499 Gloster Creek Village, Ste. BC-6  
P.O. Box 71  
Tupelo, MS 38802-0071  
Telephone: 662-213-4326

EXHIBIT "A"



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

STATE OF MISSISSIPPI  
COUNTY OF DESOTO  
NOTARY PUBLIC  
NOTICE OF SALE  
WHEREAS, on September 1, 2007, a deed was executed by David Brooks Sanders and Carol Sanders, as Grantors to David Adams, Trustee for First Financial Bank (a/k/a Commercial Bank Main Office), which deed of trust was recorded in the Office of the Chancery Clerk of Desoto County, Mississippi, in Book of Trust Book 1246 at pages 49; and  
WHEREAS, on April 16, 2007, the above referenced deed of trust was modified and executed by David Brooks Sanders and Carol Sanders, pursuant to a Modification of Deed of Trust, which is recorded in the Office of the Chancery Clerk of Desoto County, Mississippi, in Book 2718 at page 68; and  
WHEREAS, on March 28, 2004, a deed of trust was executed by David Brooks Sanders and Carol Sanders, as Grantors to David Adams, Trustee for First Financial Bank (a/k/a Commercial Bank), which deed of trust was recorded in the Office of the Chancery Clerk of Desoto County, Mississippi, in Book of Trust Book 1246 at pages 49; and  
WHEREAS, Christie Harris-Leach, Trustee of the above referenced deeds of trust by instrument dated June 13, 2007, in Book 2617 at page 128 in the Office of the Chancery Clerk of Desoto County, Mississippi; and  
WHEREAS, default having been made in the payment of the indebtedness secured by said deeds of trust and the holder of the notes and deeds of trust having requested the undersigned Substitute Trustee so to do, I will on the 15th day of August, 2008, offer 15% sale at public outcry and sell during legal hours, between the hours of 11:00 a.m. and 4:00 p.m. at the East door of the Desoto County Courthouse in Hernando, Mississippi, for cash to the highest and best bidder, the following described property and land being being situated in Desoto County, Mississippi, being more particularly described as follows, to-wit:  
Tract 1  
Lots 446 and 447, Section C, Township 36N, Range 10E, Meridian 1W, Desoto County, Mississippi as per plat thereof recorded in Plat Book 13, Page 40, in the Office of the Chancery Clerk of Desoto County, Mississippi.

Volume No. 113 on the 22 day of July, 2008  
Volume No. 113 on the 29 day of July, 2008  
Volume No. 113 on the 5 day of Aug, 2008  
Volume No. 113 on the 12 day of Aug, 2008  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008  
Volume No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

Diane Smith

Sworn to and subscribed before me, this 12 day of Aug, 2008

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE  
MY COMMISSION EXPIRES: JANUARY 16, 2009  
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 461 words @ .12 \$ 55.32  
B. 3 subsequent insertions of 1,383 words @ .10 \$ 138.30  
C. Making proof of publication and depositing to same \$ 3.00  
TOTAL PUBLISHER'S FEE: \$ 196.62

Subject to any and all easements, restrictions, covenants and mineral reservations of record.  
Subject to any delinquent property taxes owed to Desoto County, Mississippi.  
I affirm posting a Notice of Sale for the same time at said Courthouse.  
I will convey only such title as is vested in me as Substitute Trustee.  
WITNESS MY SIGNATURE, this 15th day of July, 2008.  
Christie Harris-Leach  
Substitute Trustee  
Christie Harris-Leach  
Substitute Trustee  
P.O. Box 71  
Tupelo, MS 38602-0071

Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229